

**PB# 85-41**

**Geysen Parks  
(Section 1)**

**29-1-23.41**

- *Seaman* "Geysen Parks" Section 1 85-41
- 3 lot subdivision

*Charles Seaman*

*approved 9/25  
 filed with Town Clerk  
 10/10/85 Ph.*

**General Receipt** 6679

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

Received of Charles Seaman June 27 1985  
 \$ 25.00

For Twenty Five and 00/100 DOLLARS  
Subdivision App. fee - 85-41

DISTRIBUTION

FUND	CODE	AMOUNT
Check #104		25.00

By Pauline B. Townsend  
Town Ph. Sec

**General Receipt** 6934

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

Received of Charles Seaman October 1 1985  
 \$ 100.00

For One Hundred and 00/100 DOLLARS  
Sub-Division (85-41)

DISTRIBUTION

FUND	CODE	AMOUNT
Check #117		100.00

By Pauline B. Townsend  
Town Clerk  
 Title

Williamson Law B Co., Rochester, N. Y. 14609

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 6/27/05  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval 2  
Fees Paid \$2500 fee

APPLICATION FOR SUBDIVISION APPROVAL

Date: \_\_\_\_\_

1. Name of subdivision 'GENSEN PARK' SECTION ONE
2. Name of applicant CHARLES SEAMAN Phone 914 692 6472  
Address 8 MARBLE RD MIDDLETOWN N.Y. 10940  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record GARY & KATHLEEN WEIR  
CHARLES & MICHELE SEAMAN, JANIS SEAMAN Phone (692-6472), 916-3111  
8 ALGERNON ST CORNWALL N.Y. 12517 SALISBURY MILLS N.Y.  
Address 8 MARBLE RD MIDDLETOWN N.Y. 10940 WOODCOCK MT ROAD  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor RAIMONDI ASSOCIATES Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney J. TAD SEAMAN Phone 565 5200  
Address 542 UNION AVE NEW WINDSOR 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the WEST side of STATION RD  
(Street)  
\_\_\_\_\_ feet \_\_\_\_\_ of \_\_\_\_\_  
(direction)
7. Total Acreage 10.44 Zone 12A Number of Lots 3
8. Tax map designation: Section 29 - Lot(s) 1 - 23.41
9. Has this property, or any portion of the property, previously been subdivided NO.  
If yes, when \_\_\_\_\_; by whom \_\_\_\_\_.
10. Has the Zoning Board of Appeals granted any variance concerning this property NO.  
If yes, list case No. and Name \_\_\_\_\_.

List all contiguous holdings in the same ownership.

Section \_\_\_\_\_ Block(s) 1 Lot(s) 904

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK     )  
COUNTY OF ORANGE    : SS.:

I, Charles Duane Seaman, hereby depose and say that  
all the above statements and the statements contained in the papers submitted herewith  
are true.

Charles D Seaman

Mailing Address 8 MABEL RD

MIDDLETOWN, N.Y. 10940

SWORN to before me this

5<sup>TH</sup> day of June, 1985  
J. Tad Seaman  
NOTARY PUBLIC

J. TAD SEAMAN  
Notary Public, State of New York  
Residence on Appointment-Orange County  
Commission Expires March 30, 1987  
No. 4500627

*Memo* FROM:

555 UNION AVENUE

TOWN OF NEW WINDSOR

NEW WINDSOR, NEW YORK 12550

TO:

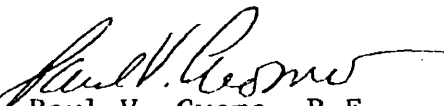
HENRY REYNS  
CHAIRMAN OF PLANNING  
BOARD

DATE: SEPT. 11, 1985

SUBJECT: CHARLES AND MICHELE SEAMAN - SUBDIVISION

---FOLD HERE---

I have reviewed the above subdivision in the office and in the field and recommend approval.

  
Paul V. Cuomo, P.E.  
Town Engineer

by \_\_\_\_\_

# SHORT ENVIRONMENTAL ASSESSMENT FORM

## INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

## (d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? . . . . . ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? . . . . . ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? . . . . . ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? . . . . . ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? . . . . . ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? . . . . . ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? . . . . . ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? . . . . . ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? . . . . . ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE:

Thomas P. P. P.

TITLE:

Professional Engineer

REPRESENTING:

Duane E. Mitchell Sengman

DATE:

6/17/85

9/1/78

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision ✓ as submitted by Thomas Ptak  
for the building or subdivision of Charles and Michele Seaman  
has been reviewed by me and is approved ✓ d. s. approved \_\_\_\_\_

If disapproved, please list reason.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

✓ Lyman H. Mastenfe  
SANITARY SUPERINTENDENT

June 28, 1985  
DATE



 CHARLES D. SEAMAN  
MICHELE SEAMAN  
8 MABEL ROAD  
MIDDLETOWN, NY 10940

*Sept 30 1985* 116

50-7052  
2219

Pay to the order of *Town of New Windsor* \$ *750.00*  
*seven hundred fifty and 00/100* Dollars


 *Goshen Savings Bank*  
ONE SOUTH CHURCH STREET - GOSHEN, NEW YORK 10904

Memo

*Michele Seaman*

⑆221970524⑆ 852 1048101⑈ 0116

*Recd 10/1/85  
R. L. Lively*

 CHARLES D. SEAMAN  
MICHELE SEAMAN  
8 MABEL ROAD  
MIDDLETOWN, NY 10940

*Sept 30 1985* 118

50-7052  
2219

Pay to the order of *Town of New Windsor* \$ *25.00*  
*twenty five and 00/100* Dollars

 *Goshen Savings Bank*  
ONE SOUTH CHURCH STREET - GOSHEN, NEW YORK 10904

Memo

*Michele Seaman*

⑆221970524⑆ 852 1048101⑈ 0118

STATE OF NEW YORK:  
COUNTY OF ORANGE : ss.:

AFFIDAVIT OF OWNERSHIP

CHARLES SEAMAN, being duly sworn, deposes and says:

1. I reside at 8 Mable Road, Middletown, New York 10940.
2. On May 3, 1985, I purchased property that is more fully described in the Deed annexed hereto along with my wife, MICHELE SEAMAN, and my sister, JANET SEAMAN, and my friends, GARY WEIR and KATHLEEN WEIR, (Husband and Wife).
3. I am submitting an application for a three lot subdivision and thereafter, the land that is described in the annexed Deed will be reconveyed as follows:
  - a. One lot to CHARLES SEAMAN and MICHELE SEAMAN, Husband and Wife,
  - b. One lot to JANET SEAMAN
  - c. One lot to GARY WEIR and KATHLEEN WEIR, Husband and Wife.
4. The Deed from ROBERT S. COOPER and ANNETTE R. COOPER, dated, May 3, 1985 was recorded on May 14, 1985 in Liber 2361 at Page 4.
5. This transaction concluded a Contract between the above-mentioned parties dated, March 29, 1985.

Charles D. Seaman  
CHARLES SEAMAN

Sworn to before me this

5th day of June, 1985.

J. Tad Seaman

J. TAD SEAMAN  
NOTARY PUBLIC, State of New York  
Residence on Appointment: Orange County  
Commission Expires March 30, 1989  
No. 4500627

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

*i: 5/4/85  
ex: 2361  
g: 4*

**THIS INDENTURE**, made the 3 day of May nineteen hundred and eighty-five  
**BETWEEN**

*S* *R.*  
ROBERT COOPER and NANETTE COOPER, his wife, residing  
at 30 Thistle Court, Matawan, New Jersey

party of the first part, and

CHARLES SEAMAN and MICHELE SEAMAN, his wife, residing at  
8 Mable Road, Middletown, New York 10940, Party of the First Part,  
JANET SEAMAN, residing at Woodcock Mountain Road, Salisbury Mills,  
New York, Party of the Second Part, GARY WEIR and KATHLEEN WEIR,  
residing at 8 Algernon Street, Cornwall, NY 12518, Party of the  
Third Part; the parties of the first part, second part and third  
part all holding their interest as Tenants in common.

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of

Thirty-one thousand five hundred (\$31,500.00) dollars,

lawful money of the United States, paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or  
successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,  
lying and being in the Town of New Windsor, County of Orange and State of  
New York, bounded and described as follows:

BEGINNING at a point in the westerly line of Station Road where the same is intersected by the northeasterly line of lands now or formerly Bowman as shown on "Final Map Geysen Park, Section One, Town of New Windsor, Orange County, New York", filed December 12, 1974, as Map No. 3350 and running, thence;

1) N 59° - 05' - 00" W 191.67 feet along the aforesaid northeasterly line of Bowman, to a point, thence;

2) S 26° - 23' - 00" W 120.20 feet along the north-westerly line of lands of Bowman to a point, thence;

3) N 60° - 26' - 00" W 178.37 feet to a point, thence;

4) N 59° - 18' - 50" W 326.49 feet to a point, thence;

5) N 29° - 06' - 50" E 265.40 feet to a point, thence;

6) N 28° - 27' - 00" E 603.42 feet to a point, thence;

7) S 59° - 55' - 11" E 369.29 feet along a parcel release line, to a point, thence;

8) S 56° - 46' - 00" E 325.00 feet still along said parcel release line to a point in the westerly line of Station Road, thence;

9) S 28° - 47' - 20" W 735.55 feet along said westerly line of Station Road to the point or place of BEGINNING.

Excepting Lots 1, 2 and 3 on "Final Map Geysen Park, Section One, Town of New Windsor, Orange County, New York", Raimondi Associates, P. C., dated May, 1974 and filed in the Orange County Clerk's Office on December 12, 1974 as Map No. 3350.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

**IN PRESENCE OF:**

  
\_\_\_\_\_  
ROBERT COOPER

  
\_\_\_\_\_  
NANETTE R. COOPER

STATE OF NEW YORK, COUNTY OF

On the 3 day of May 19 85, before me  
personally came

Robert Cooper and Nanette Cooper  
to me known to be the individual described in and who  
executed the foregoing instrument, and acknowledged that  
he executed the same.

*Leonard C. Alot*

LEONARD C. ALLOT  
NOTARY PUBLIC, State of New York  
No. 24-5556087  
Qualified in Kings County  
Commission Expires March 30, 1986

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me  
personally came  
to me known, who, being by me duly sworn, did depose and  
say that he resides at No.

that he is the  
of

, the corporation described  
in and which executed the foregoing instrument; that he  
knows the seal of said corporation; that the seal affixed  
to said instrument is such corporate seal; that it was so  
affixed by order of the board of directors of said corpora-  
tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me  
personally came

to me known to be the individual described in and who  
executed the foregoing instrument, and acknowledged that  
executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me  
personally came  
to me known, who, being by me duly sworn, did depose and  
say that he resides at No.

that he is the  
of

, the corporation described  
in and which executed the foregoing instrument; that he  
knows the seal of said corporation; that the seal affixed  
to said instrument is such corporate seal; that it was so  
affixed by order of the board of directors of said corpora-  
tion, and that he signed his name thereto by like order.

**Bargain and Sale Deed**  
**WITH COVENANT AGAINST GRANTOR'S ACTS**

TITLE No.

COOPER

TO

SEAMAN and WEIR

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
Distributed by



**american title insurance company**  
northeast region

*A Member of The Continental Insurance Companies*

SECTION

BLOCK 1

LOT 23.41

COUNTY ~~NEW YORK~~ Orange

Recorded At Request of American Title Insurance Company

RETURN BY MAIL TO:

Leonard C. Aloi, Esq.  
8008 Third Avenue  
Brooklyn, New York

Zip No. 11209

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



DONE BY: AGT CHECKED BY: \_\_\_\_\_



1/4 SECTION  
L.I. 1780, P. 997

N 60°-26'-00" W  
178.97'

1/4 HALSTEAD  
UNDER 977, PAGE 262.

36' ASH W/  
R.R. OFFICE

N 59°-18'-50" W 326.49'

REMAINS, STONEWALL AND  
WIRE FENCE

N 26°-29'-00" E  
120.20'

N 59°-09'-00" W  
191.663'

1/2 AC.

N 59°-09'-00" W 329.00'

F.M. LOT 1

1/4 SPECIFIC  
L.I. 2049, P. 1021

N 28°-47'-20" E

F.M. LOT 2

1/4 J.J.S. CONSTRUCTION INC.  
L.I. 2260, P. 93

379.00'

F.M. LOT 3

1/4 J.J.S. CONSTRUCTION INC.  
L.I. 2260, P. 93

N 59°-09'-00" W 329.00'

N 29°-06'-90" E 269.40'

N 28°-27'-00" E

STONEWALL

VACANT LAND

STATION

ROAD

N 28°-41'-20"E

HALFHEAD  
1.917.00.002

609.42'

EDGE OF PAVEMENT

399.55' POLE

CENTRAL HUDSON  
GAS AND ELECTRIC  
50' RIGHT OF WAY

OVERHEAD UTILITIES

NO POSSESSION

N 96°-46'-00"W 329.00'

N 99°-55'-11"W 369.29'

ADDITIONAL TRAILING RIGHTS BOOK 1392  
PAGE 563 (TAKEN FROM C.H.G.E. CORP. MAP)

AREA:  
494,700 SQ. FT.  
OR 10.44 ACRES

"SUBJECT TO UNDERGROUND  
UTILITIES, IF ANY, NOT  
SHOWN HEREON."

REF. MAP "GEYSEN PARK" SECTION ONE  
DEED REF. LIDER 2221, PAGE 610

LOT No. 4 BLOCK 1  
MAP NO. 9950 FILED DEC. 12 1914

MAP OF PROPERTY FOR

CHARLES SEAMAN

TOWN OF NEW WADSWORTH

ORANGE COUNTY NEW YORK

RAIMONDI ASSOCIATES, P.C.

MONROE, N.Y. Scale 1" = 100' WESTWOOD, N.J.

DWG. PY 870 2220

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A  
VIOLATION OF SECTION 7209 (2). OF THE NEW YORK STATE EDUCATION  
LAW. Copies of this survey map not bearing the Land Surveyors embossed seal shall  
not be considered to be a valid true copy. Certifications indicated hereon shall run  
only to the person for whom the survey is prepared, and on his behalf to the title  
company, governmental agency and lending institution listed hereon. Certifications  
are not transferable to additional institutions or subsequent owners.

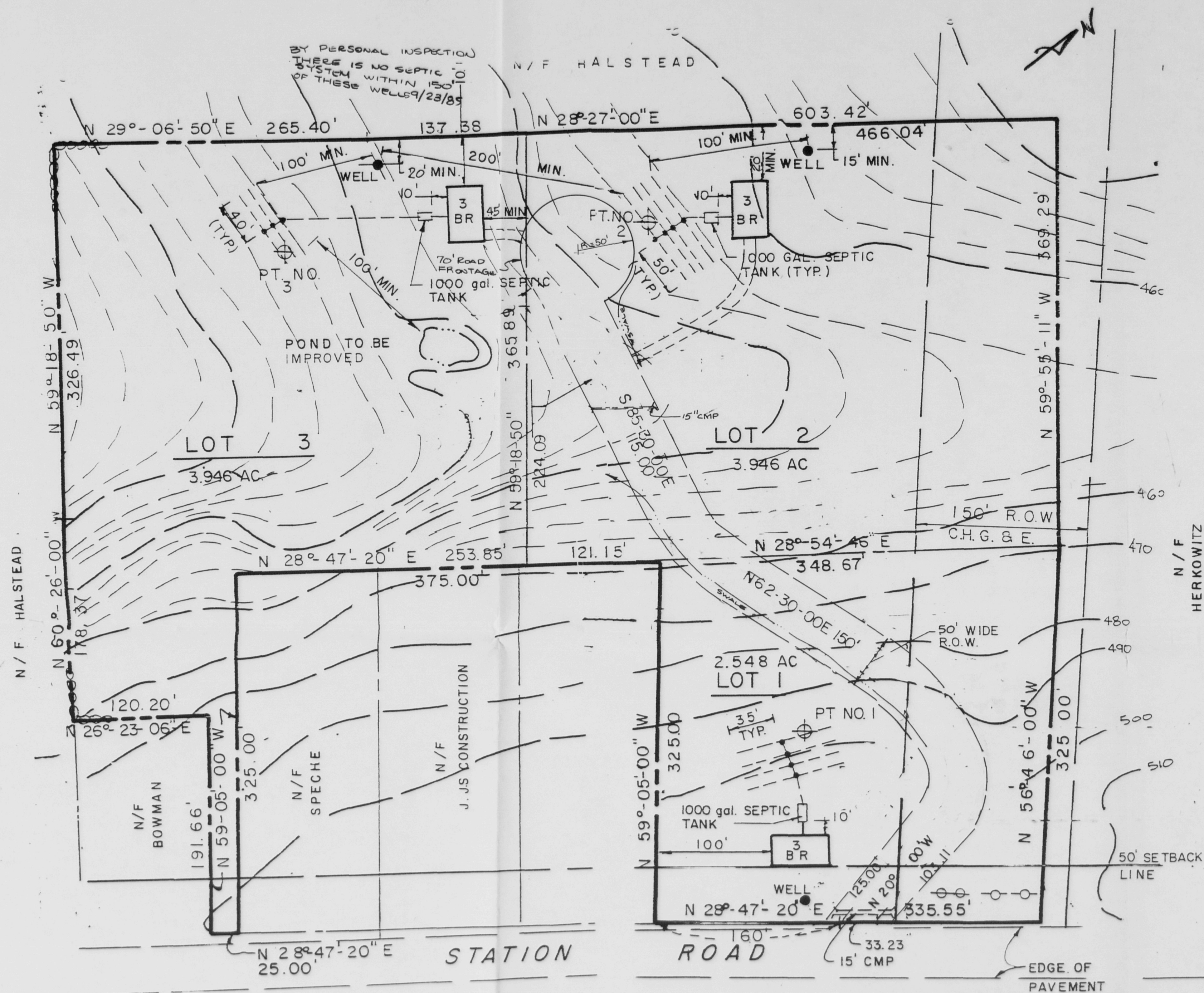
TO CHARLES SEAMAN, MICHELE SEAMAN, JANE SEAMAN  
GARY WEIR AND KATHLEEN WEIR, AMERICAN TITLE INSURANCE CO.  
COSHEN BANK, RICHARD BULL FEDERAL SAVINGS AND LOAN

BE TRUE AND CORRECT AS SHOWN HEREON.

LIC. NO. 40912  
DATE APRIL 20, 1989

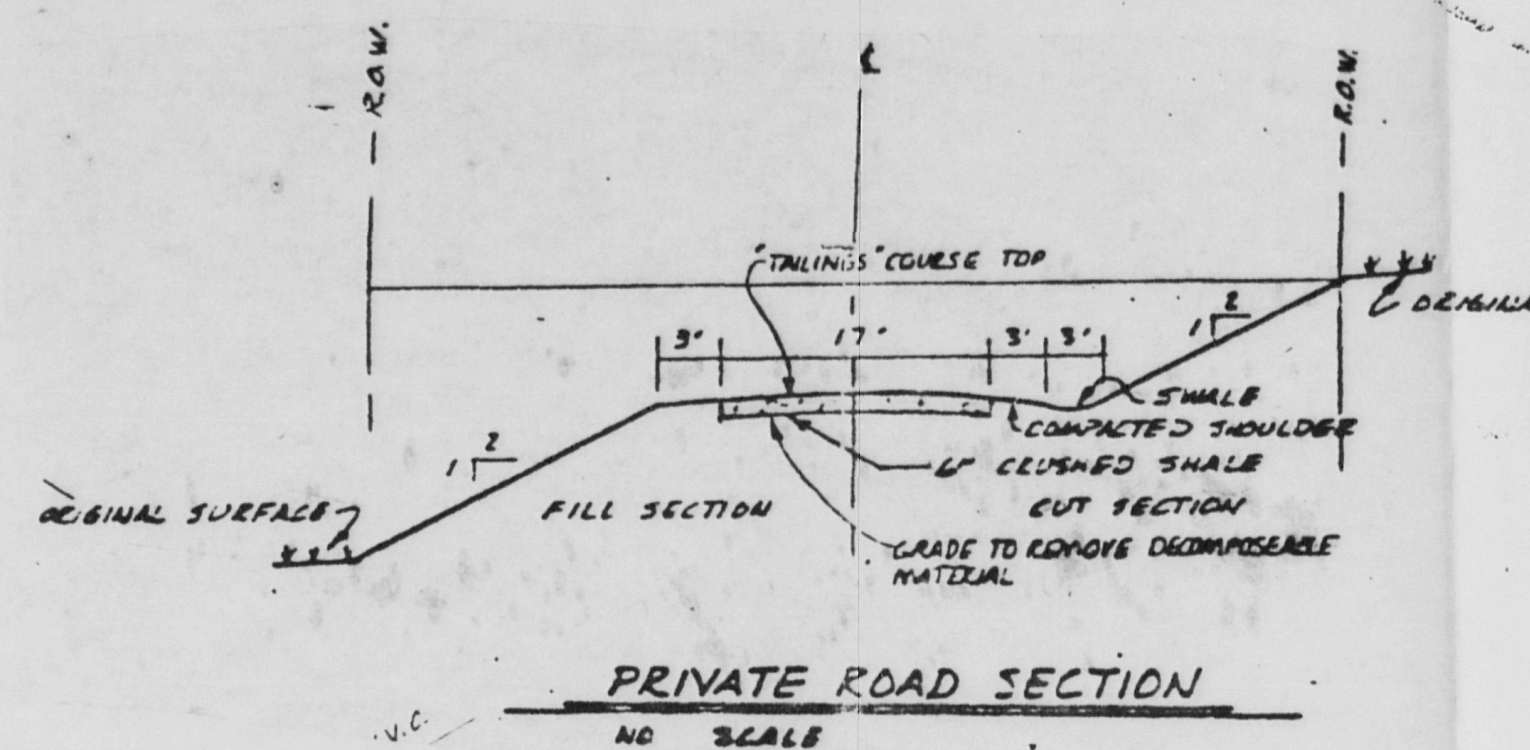
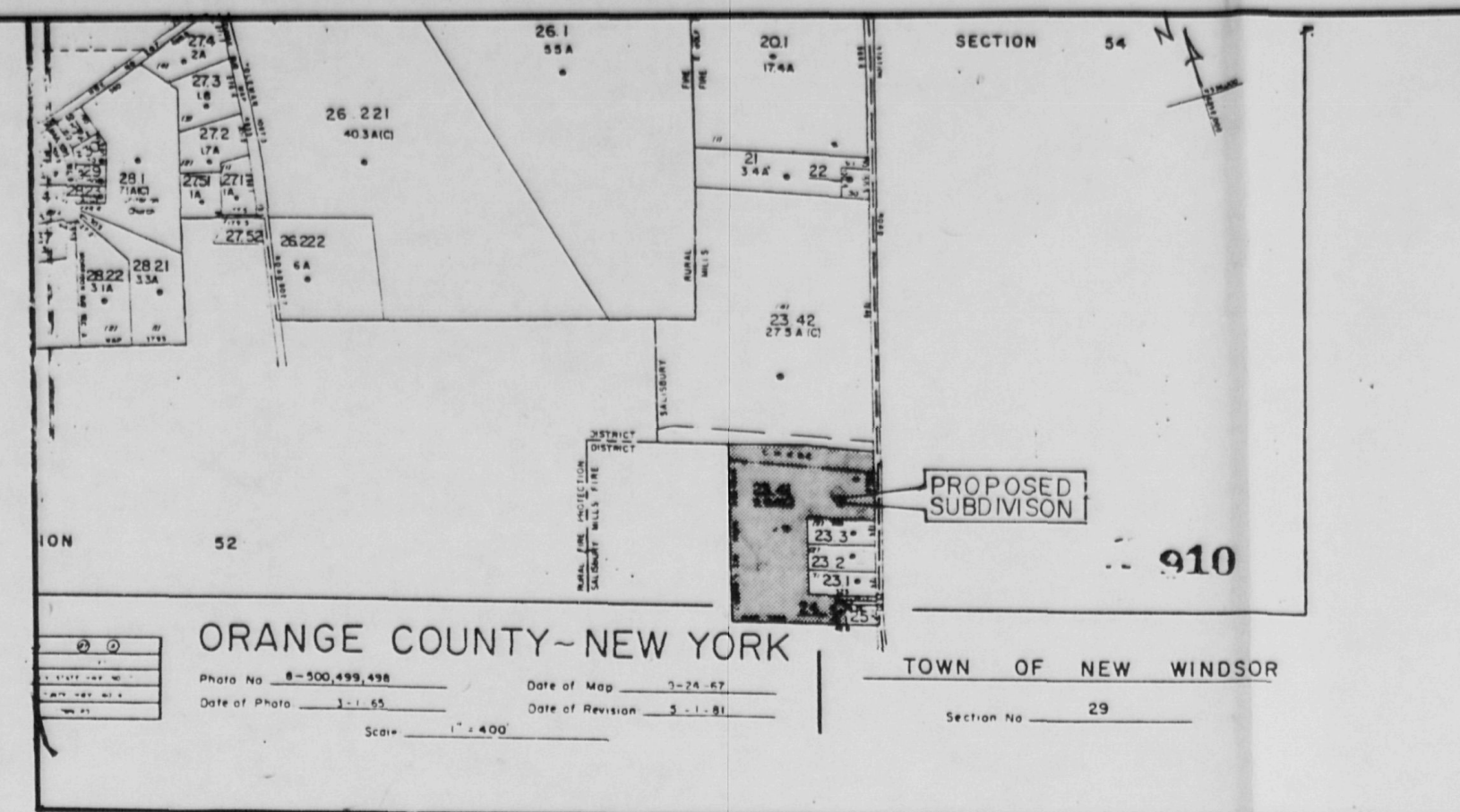
REVISED



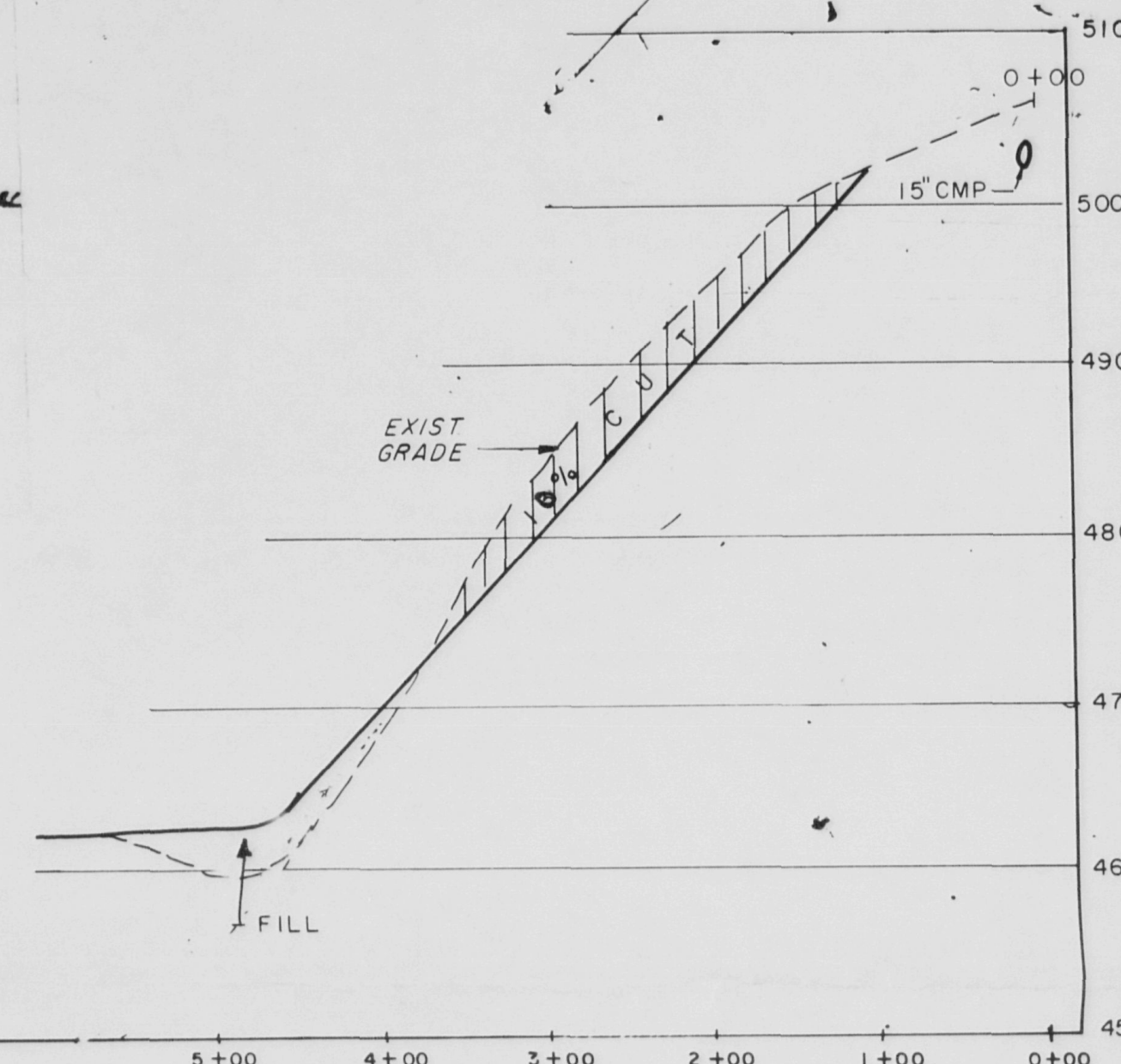


## SITE PLAN

SCALE: 1"=60'



### TYPICAL ROAD CUT & FILL



### CENTERLINE ROAD PROFILE

HORIZ. 1"=100'  
VERT. 1"=10'

### NOTES:

1. BEING A PROPOSED SUBDIVISION OF LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 29, BLOCK 910.
2. BOUNDARY AND TOPOGRAPHY SHOWN IS FROM A MAP ENTITLED "PARCEL RELEASE MAP, GEYSEN PARK, SECTION 1," LAST REVISED JANUARY 1975 AND PREPARED BY RAIMONDI ASSOCIATES, P.C.; VERIFIED BY FIELD SURVEY BY THIS OFFICE.
3. PROPERTY ZONE: R-1
4. TOTAL NUMBER OF LOTS: 3
5. TOTAL PARCEL ACREAGE: 10.4 +/-
6. PROPOSED DEVELOPER: CHARLES AND MICHELE SEAMAN, 8 MABEL ROAD, MIDDLETOWN, NEW YORK 10940. (914) 692-6472
7. THE PRIVATE ROADWAY SHOWN HEREON IS TO BE OWNED AND MAINTAINED BY THE ADJOINING LOT OWNERS BY MEANS OF A MAINTENANCE AGREEMENT MADE A PART OF EACH DEED OF SALE FOR THE AFFECTED LOTS, SUCH MAINTENANCE AGREEMENT SHALL BE RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.
8. IF, ANY TIME, ALL OF THE LOT OWNERS WISH TO PETITION THE TOWN OF NEW WINDSOR TO ACCEPT THE ROADWAY SHOWN, THE ROAD MUST BE IMPROVED BY SAID LOT OWNERS TO TOWN'S STANDARDS FOR RURAL ROADS IN EFFECT AT THE TIME OF THE PETITION.
9. THE SEPTIC SYSTEM WILL BE DESIGNED AND INSPECTED BY A N.Y.S. PROFESSIONAL ENGINEER.
10. C.H.G. & E. HAS GRANTED AN EASEMENT PERMIT FOR THE CONSTRUCTION OF THE ROAD.

PROPERTY LOCATED IN R-1 ZONING DISTRICT

REQUIRED		PROVIDED		
MIN. LOT AREA	43,560 sq. ft.	LOT #1	LOT #2	LOT #3
MIN. LOT WIDTH	125.00'	2.548 AC	3.946 AC	3.946 AC
MIN. LOT YARD	45'			
MIN. LOT DEPTH	200'			
MIN. SIDE YARD	20/40'			
REG. STREET FRONT	70'			

Subdivision APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 9-25-85  
BY Henry Scheible

HENRY F. SCHEIBLE  
SECRETARY

UNAUTHORIZED ALTERATION OR ADDITION  
TO THIS PLAN IS A VIOLATION OF  
SECTION 7209 (2) OF THE NEW YORK  
STATE EDUCATION LAW.

DATE 8/28/85

### PROPOSED SUBDIVISION PLAN

### PROPOSED RESIDENCE OF CHARLES AND MICHELE SEAMAN

Drawn by: Eg.	THOMAS PTAK, P.E.	Sheet 1
Design by:		
Checked by: P.	N.Y.P.E. Lic No 58416	of 1

Boundary Information Only  
LAWYER A. RAIMONDI, P.E.  
N.Y.S. Lic No 50212